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LOWELL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
DECEMBER 14, 2022

Mercier House
21 Salem Street
Lowell, Massachusetts

--- Transcribed by Jacqueline P. Travis ---

1 Board of Commissioners:

2 Philip L. Shea, Chairman

3 Mony Var, Vice Chairman

4 Joanie L. Bernes, Commissioner

5 Rodney Elliott, Commissioner (remotely)

6

7 Lowell Housing Committee:

8 Gary K. Wallace, Executive Director

9 Adam J. Garvey, Assistant Executive Director,
10 Chief Operating Officer

11 Sherry Giblin, Chief Financial Officer

12 Kevin Murphy, General counsel

13

14 Presentations

15 Kevin Murphy

16 Brian Moriarty

17 Jonathan Goldfield

18 Laura Watts

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P-R-O-C-E-E-D-I-N-G-S

1
2 Mr. Shea: Good evening. This being
3 December 14th at 5 o'clock at the Lowell Housing
4 Authority Board of Commissioners, tonight's the night
5 of our regular meeting. And with that being the
6 case, I'll ask the clerk to call the roll.

7 Mr. Wallace: Commissioner Marr.
8 Chairman Shea.

9 Mr. Shea: Present.

10 Mr. Wallace: Vice Chair Var.

11 Mr. Var: Here.

12 Mr. Wallace: Commissioner Bernes.

13 Ms. Bernes: Yes.

14 Mr. Wallace: Commissioner Elliott.

15 Mr. Elliott: Here.

16 Mr. Wallace: Four present.

17 Mr. Shea: Yes, I'd like to also recognize
18 Attorney Kevin Murphy, our general counsel is here
19 tonight. And that voice you just heard was
20 Commissioner Elliott, who is at the University of
21 Massachusetts participating in a seminar for newly
22 elected state representatives and state senators.
23 And so we of course wish him well, he's 200 miles
24 away or so. And luckily, we can hear you, Rodney.

1 So thank you for your presence and thank you for your
2 effort on behalf of the committee.

3 So with that being the case, the first item on the
4 agenda is Item Number 1, it's the approval of the
5 minutes from the Lowell Housing Authority Board of
6 Commissioner's meeting on November 9th. And I hear
7 Commissioner Bernes, seconded by Vice Chairman Mony
8 Var in approval of Item Number 1. And the clerk will
9 call the roll.

10 Mr. Wallace: Commissioner Marr.

11 Chairman Shea.

12 Mr. Shea: Yes.

13 Mr. Wallace: Vice Chair Var.

14 Mr. Var: Yes.

15 Mr. Wallace: Commissioner Bernes.

16 Ms. Bernes: Yes.

17 Mr. Wallace: Commissioner Elliott.

18 Mr. Elliott: Yes.

19 Mr. Wallace: Four yeas.

20 Mr. Shea: Thank you.

21 The next item on the agenda is Item Number
22 2, resident correspondence. And Mr. Clerk, do we --

23 Mr. Wallace: I have no resident
24 correspondence to present.

1 Mr. Shea: We'll move off that.

2 Item Number 3, we have resident
3 organization. And Mr. Clerk, we have nothing on
4 that?

5 Mr. Wallace: Correct.

6 Mr. Shea: Right. Okay. Item Number 4 is a
7 subcommittee report, and we all received -- we all
8 received the November 22 meeting between Commissioner
9 Matt Marr and Commissioner Rodney Elliott with our
10 two capital asset managers, Jonathan Goldfield as
11 well as Laura Watts, who are both present tonight.

12 And I speak for myself, I did read that
13 report and it seems to be a philosophical difference
14 of opinion on some items that Jonathan -- but overall
15 I suspect that the committee just went on to accept
16 your conclusions. But did you want to speak on this,
17 Commissioner Elliott? Or did you just want us to
18 move on?

19 Mr. Wallace: Commissioner Elliott, on the
20 subcommittee report.

21 Mr. Elliott: Yes. Thank you, Mr. Chair.

22 Mr. Shea: Right.

23 Mr. Elliott: Commissioner Marr and myself
24 held a meeting November 22nd regarding the South

1 Common Village electrical redistribution change
2 order. Mr. Chair, if there's no objection, there are
3 a number of questions and requests that we made of
4 the administration relative to -- there were multiple
5 change orders actually. So the request was for the
6 capital projects director to go back and further
7 negotiate some of these change orders. And also
8 communicate with counsel for the housing authority.
9 So if there's no objection, I'd like to delay holding
10 discussion on this until some of those answers and
11 issues are resolved and further explanation for the
12 numerous change orders requested.

13 Mr. Shea: No, I'll speak for myself, thank
14 you for those ideas. Jonathan and Laura I'm sure
15 share our frustrations sometimes with time after time
16 the change orders come in, additional moneys are
17 always needed, and it's just a marketplace. But I
18 thank you for your report and we'll talk further
19 about this probably at the next meeting, if that's
20 okay with you, Commissioner.

21 Mr. Elliott: All right. Thank you.

22 Mr. Shea: Okay. And I noticed that we have
23 both Laura here and Jonathan here, and they seem to
24 be agreeing with your consensus, to move forward and

1 have a discussion in the near future. And the
2 committee does acknowledge your thought when it comes
3 to forced labor -- comes to the labor account. And
4 one of the items that we try to take care of in the
5 budget, I'm not too sure how successful we were, and
6 that was hiring two additional Lowell Housing
7 Authority employees. Because we have a couple of
8 laborers that are on the payroll getting additional
9 -- let's say they get additional funding way above
10 what we would get if we had our own employee.

11 So we will join with you, Commissioner
12 Elliott, as we go down the road to try to see what we
13 can do to protect our interests.

14 Mr. Elliott: Yeah, that's a good point,
15 Mr. Chair, on the hiring of housing authority
16 electricians as well as others, so.

17 Mr. Shea: I'd like to just also tell you
18 for the record, Mony probably remembers this as well
19 as I do, the director and the assistant director
20 recommended to us that in the near future to do away
21 with those two -- was it the two workers in the -- it
22 wasn't in the laborer's account, it was in another
23 account.

24 We have two union laborers that we pay union

1 rates to do work for us.

2 Mr. Wallace: Right.

3 Mr. Shea: And back in September, or I
4 should say in August, when we were doing the budget,
5 it was suggested to us to probably phase those two
6 positions out. Certainly as we move into the spring.
7 Do you recall that?

8 Mr. Wallace: Yes.

9 Mr. Shea: And could you just articulate
10 what I'm having difficulty doing?

11 Mr. Wallace: Actually advocating for, I
12 believe it was a carpenter's position.

13 Mr. Shea: Right.

14 Mr. Wallace: That still remains. I think
15 at some point the agency is going to phase that out.

16 Mr. Shea: It was the carpenters, right?

17 Mr. Wallace: Yeah. And then there was
18 another position too.

19 Mr. Shea: Do you recall that, Mrs. Giblin?
20 Okay. So there were two position that we thought it
21 may be best as the spring comes to phase them out so
22 we could hire two additional Lowell Housing Authority
23 employees to fill those positions, because the cost
24 savings was pretty substantial. Is that a fair

1 representation of that discussion we had in --

2 Mr. Wallace: Right.

3 Mr. Shea: -- I see Mony shaking his head,
4 back in September? Is that how you remember it,
5 Gary?

6 Mr. Wallace: I do remember, yes.

7 Mr. Shea: Okay. So we will have that
8 discussion. We have not done that yet, have we,
9 Sherry?

10 Ms. Giblin: No, we have not.

11 Mr. Shea: So we have to have that
12 discussion, because the cost savings was substantial.
13 I think for those two jobs, and I could be wrong, but
14 I think back in August we were quoted approximately
15 \$40,000 savings just on labor, if you hire two
16 additional Lowell Housing Authority union employees
17 versus paid union rate that we've been doing for
18 quite a while.

19 And so we had that conversation in September
20 of this year. And if you go back to the minutes of
21 the meeting a year earlier, when we first started --
22 when the committee got more involved in the budget
23 process, you may recall -- maybe you don't recall,
24 but I do, that we had a discussion at that time of

1 doing the same thing, that we had a discussion about
2 12 months later, or three months ago. So we ought to
3 address that, because we could have two additional
4 employees with a cost savings of anywhere from 40 to
5 \$45,000. And that's a -- that just goes into your
6 salary account. And I think that that's -- that was
7 a very good idea that was brought forward as a
8 reminder by the director.

9 So with that being the case, council Elliott
10 -- Commissioner Elliott is on, really, the right
11 track with respect to a lot of this. And we have to
12 have a -- we'll get this cleared up probably sooner
13 rather than later. But the -- but -- okay.

14 So with that being the case, the item before
15 us is acceptance of the subcommittee report on
16 capital planning, and there's a motion by
17 Commissioner Mony Var, seconded by Commissioner
18 Joanie Bernes to accept the capital planning
19 subcommittee report of November 22nd. So with that
20 being the case, the clerk will call the roll.

21 Mr. Wallace: Chairman Shea.

22 Mr. Shea: Yes.

23 Mr. Wallace: Vice Chair Var.

24 Mr. Var: Yes.

1 Mr. Wallace: Commissioner Bernes.

2 Ms. Bernes: Yes.

3 Mr. Wallace: Commissioner Elliott.

4 Mr. Elliott: Yes.

5 Mr. Wallace: Four yeas.

6 Mr. Shea: Also on the subcommittee report,
7 we all read -- we all read with great delight the
8 effort of Attorney Murphy when he was able to secure
9 a \$475,000 lien on the property at River Edge. And
10 he made that effort, it took him no less than ten
11 weeks to do that. And we think that that's a very
12 good step in the right direction to protect our
13 investment, our loan that's out there for \$475,000
14 that's been kicking around for seven or eight years.

15 And if you go back to the September meeting
16 the Board -- I gave direction to Attorney Murphy to
17 get that -- to get that lien on the land to protect
18 our investment. And secondly, then we're going to
19 talk with respect to building the units and O'Brien.

20 However, I've asked Attorney Murphy if he
21 could go on record and just to tell us in simple
22 terms that we can understand, exactly what that lien
23 does to protect that \$475,000 loan that's been out
24 there for anywhere from six to ten years. It's

1 always been assumed we're going to get it back. But
2 until now, until actually November 15th, that's when
3 Attorney Murphy secured the lien on the land, and
4 it's been registered with the Registry of Deeds, I
5 think it was November 15th. So could you just, for
6 the record, indicate to us exactly what that does.
7 Because I'm sure everybody understands what it does,
8 but I -- probably except myself, but I just want to
9 be certain that our funds, which are -- those funds
10 belong really to the tenants, that those funds are
11 protected. Thank you, Attorney Murphy.

12 Mr. Murphy: Thank you, Mr. Chairman.

13 Through you, I think the best way to explain
14 it is to describe it as if you were buying a home
15 and you received a loan from the bank to purchase
16 your home. The bank would require you to put a
17 mortgage against your new home to secure repayment of
18 that money to the bank. And you could not sell your
19 house to anybody else unless you paid off that
20 mortgage with the bank first.

21 So what we had essentially done (audio
22 interruption) mortgage against the property at
23 River's Edge. The first mortgage. Nobody else had
24 one. So down the road if the development goes

1 forward and the units are built and they are -- sell
2 those units, they can't sell one or more of those
3 units without satisfying our mortgage first.

4 So it's a great position to be in. 475,000,
5 whatever it is, it's just like a mortgage against
6 your home. It's a mortgage against the loan, that
7 land, and they cannot sell any of the units until
8 they satisfied the amount that they loaned (verbatim)
9 to us first.

10 Mr. Shea: So they sell all 28 units, and
11 they can't pass on any of them until we get our -- so
12 the first check that's cut on the sale of the house
13 will come to us.

14 Mr. Murphy: Correct. Not the full amount
15 -- like a lot of times we put on a construction loan
16 somewhere there'd be like a partial payment. But it
17 all depends on what the amount of the first sale is.

18 Mr. Shea: Right. So to just throw an
19 example out there, they sell a unit for 500,000, the
20 first 475 comes to the Housing Authority.

21 Mr. Murphy: Hopefully, yes.

22 Mr. Shea: And it goes into our account.

23 Mr. Murphy: Yes.

24 Mr. Shea: Okay. That's how I understood

1 it. And you explained it to me. And I think that's
2 a very, very positive move. You know, whether we can
3 move on from there or not, I don't know. But I do
4 know that protecting that \$475,000 that's been
5 sitting out there for the last six or eight years, I
6 think that's a very critical move that you've made on
7 behalf of the Board of Commissioners.

8 Mr. Murphy: Absolutely. There is no way
9 that that development is going to go forward without
10 our authority.

11 Mr. Shea: Thank you. I just wanted that
12 for the record. That's correct, exactly how I
13 understood it. And I wanted to make sure that's how
14 everyone understood, where we go from here. And so
15 -- okay. Thank you very much.
16 I also at this time want to take -- since we're
17 dealing with subcommittees, I had a conversation this
18 afternoon with Commissioner Joanie Bernes, and later
19 on I had a conversation with Commissioner Rodney
20 Elliott concerning the work schedule of employees.
21 And it seems that there's a unanimous feeling among
22 the committee, I assume -- I don't want to assume --
23 well I don't want to assume anything, but I know that
24 Commissioner Elliott as well as myself, Commissioner

1 Mony Var and Commissioner Joanie Berens, we want to
2 recommend that the director send out an email to our
3 employees indicating that on Friday, the 23rd of
4 December and Monday the 26th of December, that both
5 days be given as days off to our employees.

6 Furthermore, we want to also indicate in
7 this full agreement among the four of us, and just
8 talking with -- Joanie and I had a conversation,
9 luckily I was able to have a conversation with
10 Commissioner Elliott as he was coming out of a
11 meeting out in Amherst, on Monday the 26th of
12 December and -- I'm sorry, on Friday the 26th of
13 December and Monday the 1st of -- January 2nd, that's
14 Monday, that day our employees will have off also.
15 That's considered a holiday.

16 So the -- I think in the past we basically
17 have given the Friday before, half a day off, and
18 then the Monday. But it's now been a change after
19 consultation with Commissioner Var and Commissioner
20 Elliott and Commissioner Joanie Bernes, it's now we
21 think in the best interest to give our employees the
22 Friday before the holiday, as well as the holiday
23 off. That's both for Christmas and for New Year's.
24 We think that's richly deserved.

1 So if the -- if the director would be good
2 enough to send out an email tomorrow addressing that
3 and letting our employees know that that's the --
4 that's the wish of the -- that's the wish of the
5 Board of Commissioners, we'd appreciate it.

6 So with that being the case, I'll just say
7 that we'll have a motion by Vice Chairman Mony Var,
8 seconded by Commissioner Joanie Bernes to accept that
9 and to ask the director to notify our employees of
10 that decision by the Board of Commissioners. And
11 with that being the case, I'll ask the clerk to call
12 the roll.

13 Mr. Wallace: Chairman Shea.

14 Mr. Shea: Yes.

15 Mr. Wallace: Vice Chair Var.

16 Mr. Var: Yes.

17 Mr. Wallace: Commissioner Bernes.

18 Ms. Bernes: Yes.

19 Mr. Wallace: Commissioner Elliott.

20 Mr. Elliott: Yes.

21 Mr. Wallace: Four yeas.

22 Mr. Shea: Okay. Thank you. The next time
23 on the agenda -- thank you, Commissioner Elliott,
24 200 miles away.

1 Anyhow, the next item on the agenda is the operating
2 statement for the period ending September 30th, 2022.
3 And our chief financial officer, Mrs. Sherry Giblin
4 will give us her take on that. Thank you

5 Ms. Giblin: Thank you, Mr. Chair.

6 The Authority's operating statements for the
7 period ending September 30th, 2022, were provided to
8 the Board for their review. Our year-end financials
9 have been finalized and timely submissions were made
10 to HUD and DHCD. These statements are subject to
11 audit; however, we do not anticipate any material
12 adjustments.

13 As anticipated, operating gains across our federal
14 AMPs have decreased 467,000 before the effects of
15 depreciation. Full accrual of operating expenses and
16 GASB 75 OPEB expense were main drivers of the
17 reduction. Our four federal AMPs closed the year
18 with a total operating gain of 2 million before
19 depreciation and the gain on the sale of scattered
20 sites. Net gain after depreciation and the gain is
21 133,000.

22 Our HUD new construction substantial
23 rehabilitation program, Concord River Mill, closed
24 the year with a net gain of 186,000. There was no

1 depreciation associated with this program.

2 Our state programs closed the year with net
3 operating losses totaling 72,000 before depreciation.
4 Net losses after depreciation totaled 255,000.

5 The Section 8 program realized a net loss of
6 176,000. The unrestricted gain, without the effects
7 of HAP was 115,000.

8 Our Central Office Cost Center closed the
9 year with a total operating gain of 33,000 before
10 depreciation. Net gain after depreciation is 5,000.

11 As mentioned, financials are subject to our
12 annual financial audit, which we anticipate fieldwork
13 could begin in March 2023. Audited financials are
14 due to be submitted to HUD by June 30th, 2023. The
15 Board will receive the audited financial statements
16 once they are finalized.

17 I also want to take a minute to inform the
18 Board that an application was submitted today to HUD
19 for a preliminary emergency and non-presidentially
20 declared natural disaster grant. The application was
21 for 1.3 million and represents the estimated costs
22 associated with the temporary repairs to the City
23 View Towers to enable residents to reoccupy the
24 building. I will keep the Board updated on the

1 status of the grant.

2 At this time I'll take any questions from
3 the Board.

4 Mr. Shea: Is there any questions from any
5 member of the Board of Commissioners to our chief
6 financial officer? I have a couple items I'd like to
7 just discuss.

8 Mr. Wallace: Mr. Chairman, I have --

9 Mr. Shea: Commissioner Elliott. Thank you

10 Mr. Elliott: (Audio interruption) apply for
11 reimbursement funding as a result of a catastrophe
12 that took place at the (inaudible). I just want to
13 thank you and I support (audio interruption) to me
14 earlier, we're talking, you know, \$20,000 a day. You
15 know, it adds up quick and trying to get
16 reimbursement and recuperate those costs are
17 important. The priorities of the Authority is good
18 thinking and hopefully they'll vote favorably on that
19 application.

20 So I just wanted to make a couple comments.

21 Thank you, Mr. Chair.

22 Mr. Shea: Okay. Thank you. Good,
23 Commissioner.

24 Sherry, was that -- the application that you

1 filed, was that the one you were working on when I
2 walked in and said hello the other day?

3 Ms. Giblin: Yes.

4 Mr. Shea: And so that's gone out. From
5 what I understand, our estimated cost to house our
6 residents is 20,000 a night.

7 Ms. Giblin: About that.

8 Mr. Shea: And our estimated cost -- luckily
9 they get their \$125 a week for food and utilities.

10 And I understand that the estimated cost to
11 redo the building itself, since it's an all electric
12 building, and that was a very popular thing back in
13 the '70s. It was a big sale to have all electric
14 houses. And the reason I know that is because I
15 tried it. And I don't think it worked out very good,
16 the cost. But anyhow, putting that aside, the
17 estimated cost for that could be as much as
18 \$2 million.

19 Ms. Giblin: Yeah, I believe -- Brian
20 Moriarty is here. He could probably -- we don't have
21 any figures, any final figures for the permanent
22 solution at this point. I think two to three million
23 was thrown out there as an estimate at the very
24 beginning. This is just meant to cover the cost

1 associated with the temporary solution.

2 Mr. Shea: Right.

3 Ms. Giblin: Getting the building back up
4 and running.

5 Mr. Shea: We're going to have long
6 discussions on this as we go along. But I just
7 wanted to put something in there in an abbreviated
8 fashion. And it's just -- it's just -- it's best to
9 not -- best to keep my thoughts private about what
10 happened.

11 But the bottom line is that -- I have a
12 question on North Common Village.

13 Ms. Giblin: Yes.

14 Mr. Shea: I noticed that you're running a
15 surplus there over \$1 million.

16 Ms. Giblin: I'm sorry?

17 Mr. Shea: You're running a surplus over
18 there on app one of -- you have an operating gain of
19 \$1 million and --

20 Ms. Giblin: That's before depreciation. So
21 that doesn't show the depreciation. After
22 depreciation there's actually a loss of 230,000.

23 Mr. Shea: I know that, but I always go
24 before depreciation. Depreciation is just an

1 expense. You know, it's -- I always look at the
2 number before depreciation because that kind of tells
3 me where we're at. And so I'm not -- we have a lot
4 of time to discuss these things after the first of
5 the year, so we're -- getting the meeting over right
6 now may be important to everybody so you can do your
7 Christmas shopping.

8 But the -- okay. That's after depreciation.
9 I understand that. But -- okay. Well with that
10 being the case I want to make -- there's a motion by
11 Commissioner Joanie Bernes, seconded by vice
12 Chairperson Mony Var to accept the finance report
13 presented by our Chief Financial Officer Sherry
14 Giblin. And with that being the case, the clerk will
15 wall the roll.

16 Mr. Wallace: Chairman Shea.

17 Mr. Shea: Yes.

18 Mr. Wallace: Vice Chair Var.

19 Mr. Var: Yes.

20 Mr. Wallace: Commissioner Bernes.

21 Ms. Bernes: Yes.

22 Mr. Wallace: Commissioner Elliott.

23 Mr. Elliott: Yes.

24 Mr. Wallace: Four yeas.

1 Mr. Shea: Report of the chair. We've had
2 -- we really have nothing of consequence to report
3 about the past. Next month we'll have a few things
4 to say about -- from here on end, because there will
5 be some conversations going on to see where we're at,
6 particularly when it comes to River View.
7 But anyhow, so there's nothing to report tonight on
8 that.

9 On Item Number 7, report of the executive
10 director.

11 Mr. Wallace: Mr. Chairman, just following
12 up on some of the comments about the flooding update,
13 I just wanted to let the Board know we continue to
14 house all of the residents either through our hotel
15 system that we have set up, or they're with family
16 and friends. We continue to remain in contact with
17 them, constantly making sure that they're getting
18 their meals, transportation, access to their units,
19 and their mail.

20 As you have mentioned (inaudible) for
21 assistance for their daily needs, such as laundry and
22 other incidentals. Any of the problem issues have
23 been dealt with and kept to a minimum by the staff.

24 As far as the building goes, we are making a

1 lot of progress there. The building is fully
2 powered, the heat is on, the water is on, all
3 communications are restored, the fire alarm is up and
4 running. We are waiting for the final elevator
5 repair and the sprinkler repair to be completed, and
6 we're told this could occur by the end of this week.

7 The staff has located the necessary boilers
8 to be put in there. These aren't temporary boilers.
9 These will be a permanent fix. I'm told that that
10 installation will begin this weekend. It should be
11 done by Monday or Tuesday of next week. And when
12 those things do come together, we'll be ready to
13 reopen the building and readmit our residents
14 starting next Thursday.

15 Mr. Shea: Does that include hot water?

16 Mr. Wallace: Yes.

17 Mr. Shea: I notice that the head of our
18 facilities, Mr. Moriarty's here.

19 Mr. Wallace: Yes.

20 Mr. Shea: I had no idea, did you want to
21 say anything tonight? Or leave well enough alone?

22 Mr. Moriarty: Mr. Chair, that pretty much
23 covered it all.

24 Mr. Shea: Okay. Thank you very much for

1 your effort and what you and Mr. Dean have done.
2 It's really appreciated by the Board how hard you
3 guys have worked in very, very trying conditions,
4 Brian.

5 Mr. Moriarty: Thank you.

6 Mr. Shea: I want the record to indicate
7 that.

8 With respect to the heat getting on, that's
9 remarkable because as of last week we weren't too
10 sure. Not the heat, but getting the hot water on, we
11 weren't too sure what the heck was going to happen.
12 I know I had a brief conversation with Mr. Garvey and
13 he told me that he hoped that the water -- the heat
14 and the water would both be on.

15 So that's a pretty good report for a
16 devastating accident, and we're going to let it go
17 like that for the time being.

18 So with that being the case, is there
19 anything else you want to say? Okay. So there's a
20 motion to accept the executive committee's --
21 director's report by Commissioner Mony Var, seconded
22 by Commissioner Rodney Elliott. And the clerk will
23 call the roll.

24 Mr. Wallace: Chairman Shea.

1 Mr. Shea: Yes.

2 Mr. Wallace: Vice Chair Var.

3 Mr. Var: Yes.

4 Mr. Wallace: Commissioner Bernes.

5 Ms. Bernes: Here.

6 Mr. Wallace: Commissioner Elliott.

7 Mr. Elliott: Yes.

8 Mr. Wallace: Four yeas.

9 Mr. Shea: Thank you.

10 Next time is Item Number 7.1.1, and it's
11 motion to accept contract award recommendation,
12 replacement of existing plumbing crawlspace to
13 Enterprise Equipment, 276 Libbey Parkway, Weymouth,
14 Mass. in the amount of \$321,420. And we have here
15 both Laura and Jonathan to come up and to explain to
16 us a little bit about -- I see Jonathan -- even
17 better, do either one of you want to come up and
18 explain a little bit as to what this is?

19 Mr. Goldfield: It's actually being handled
20 by Mr. Moriarty.

21 Mr. Shea: I'm sorry, I can't hear you.

22 Mr. Goldfield: This project is actually
23 being handled by Mr. Moriarty.

24 Mr. Shea: Oh. Okay. That's even better.

1 The reason why, once again, it's just --
2 it's just that I was just -- it was just like a
3 natural reaction and luckily we do have in front of
4 us Mr. Moriarty, so thank you very much for coming
5 by.

6 Mr. Moriarty: Commissioners, this is a
7 project we're trying to get off the ground for a long
8 time. It's basically all basements on Adams Street
9 to replace the water piping, sewage lines, gas lines,
10 et cetera. And we put this out quite a while ago and
11 finally got someone to bid on it. And it's something
12 long overdue. You know, the infrastructure, you
13 know, the pipes, you know, the Band-Aid effect,
14 repatching stuff, we no longer have to do that.
15 We'll be replacing everything in the basements.

16 Mr. Shea: Brian, where is -- pinpoint 402
17 Adams Street for me.

18 Mr. Moriarty: So 402 Adams Street is right
19 here. The first building -- the second building.
20 The first building is 430 Adams. It's right there.

21 Mr. Shea: That's right there.

22 Mr. Moriarty: And that was the worse case
23 in regards to leaks. That's why we started at 402,
24 408 Adams.

1 Mr. Shea: And you probably know what both
2 these people were basically saying.

3 Mr. Moriarty: Yeah.

4 Mr. Shea: But you're going with the low
5 bidder.

6 Mr. Moriarty: Yeah.

7 Mr. Shea: Thank you. Any questions for
8 chief facilities? Thank you for your effort.

9 Motion to accept Item Number 7.1.1 by
10 Commissioner Joanie Bernes, seconded by Vice
11 Chairperson Mony Var. The clerk will call the roll.

12 Mr. Wallace: Chairman Shea.

13 Mr. Shea: Yes.

14 Mr. Wallace: Vice Chair Var.

15 Mr. Var: Yes.

16 Mr. Wallace: Commissioner Bernes.

17 Ms. Bernes: Yes.

18 Mr. Wallace: Commissioner Elliott.

19 Mr. Elliott: Yes.

20 Mr. Wallace: Four yeas.

21 Mr. Shea: Thank you. Thank you, Jonathan,
22 for steering me in the right direction. I was
23 wondering why you and Laura weren't moving. I was
24 wondering why you guys weren't moving and he was

1 sitting there.

2 Item Number 7.1.2, motion to approve
3 Massachusetts DHCD contract in the amount of 159,599
4 to improving building envelope at 189 Walker Street.
5 Boy. Well I see Jonathan sitting there. Do you want
6 to say anything with respect to this, my friend?

7 Mr. Goldfield: Free money is free money,
8 right? So the relocation act, we decided that --
9 Adam, Sherry, Laura and I, we discussed where we're
10 going to put this money. Our philosophy has been to
11 take these developments, especially state
12 developments, and do as much as we can with the
13 building envelope before we move inside and fix the
14 inside. So rather than, you know, trying the shotgun
15 approach of repairs, we're going to try to do the
16 entire building envelope at 180 Walker Street.

17 So this will be a big portion of roof,
18 siding, decks, windows, sliders. In fact, we're even
19 going to use our team. So this is going to
20 supplement our formula funding to take on this entire
21 building, get the entire building envelope rehabbed
22 and brought up to speed. So that's what that one is
23 for.

24 The second one that you have -- there's two

1 separate motions. Should I address both at the same
2 time? That's the first -- the first one is 159,599.

3 The second item is what we call
4 sustainability funds. The state has money that they
5 would use to supplement projects that are already on
6 the floor.

7 Mr. Shea: Excuse me. I would like to just
8 interject. What are you talking about right now?

9 Mr. Moriarty: I just jumped to the second
10 item.

11 Mr. Shea: Can we just stay with Item 7.1.2
12 so we can move that along, please.

13 Mr. Moriarty: Fair enough.

14 Mr. Shea: Do you have anything else you
15 want to say there?

16 Mr. Moriarty: I think I covered it. We're
17 hoping -- we already started the preliminary planning
18 throughout this litigation, the architect
19 (inaudible).

20 Mr. Shea: Did you indicate -- well I'm not
21 going to go -- okay. What you said is fine. I
22 didn't want to go down another chimney because
23 Christmas is coming.

24 Thank you. Okay. No, I think if we can

1 just move -- we'll go to 7.1.2 first, then we'll go
2 to 7.1.3, Jonathan. Thank you.

3 So with respect to Jonathan's comments, it's
4 really self-explanatory what he's told us. So thank
5 you very much for your work and effort. There's a
6 motion by Commissioner Joanie Bernes, seconded by
7 Commissioner Mony Var to accept 7.1.2. The clerk
8 will call the roll.

9 Mr. Wallace: Chairman Shea.

10 Mr. Shea: Yes.

11 Mr. Wallace: Vice Chair Var.

12 Mr. Var: Yes.

13 Mr. Wallace: Commissioner Bernes.

14 Ms. Bernes: Yes.

15 Mr. Wallace: Commissioner Elliott.

16 Mr. Elliott: Yes.

17 Mr. Wallace: Four yeas.

18 Mr. Shea: Okay. Now we'll go to 7.1.3,
19 Jonathan. So as you were saying before I rudely
20 interrupted you.

21 Mr. Moriarty: It wasn't rude. I shouldn't
22 jump ahead.

23 Mr. Shea: Thank you.

24 Mr. Moriarty: Fair enough. So the second

1 item here is what we call sustainability fund, energy
2 conservation money. DHCD holds a special pot of
3 money aside to supplement existing projects.

4 So what we've done with all of the 667
5 update, our low-income elderly sites, the first one
6 we did was 572 Lakeview Ave. We'd like to now, on
7 the same type of funding, to add a vent to the
8 bathroom and board insulation in the attic so that
9 the buildings were, you know, kept warm. Now we're
10 doing the same thing at the other Lakeview site down
11 the street, 129 Lakeview and the Pleasant Street 667
12 site.

13 So this money allows us to, besides just
14 replacing the roof, add insulation up to current code
15 and put bathroom -- electric fans and ventilation
16 into the bathroom. So this is an important
17 engagement process. It's additional money on top of
18 the formula funding to do that. We're asking this
19 Board to approve the acceptance of that.

20 Mr. Shea: Did you by chance have a chance
21 to talk to the -- to the subcommittee, Mr. Marr and
22 Mr. -- on this subject matter?

23 Mr. Moriarty: I did not talk to the
24 subcommittee.

1 Mr. Shea: Okay. Mr. Director, is there any
2 truth to the fact that 189 Walker Street may be sold?

3 Mr. Wallace: I think at some point that the
4 Housing Authority is going to look at the state
5 scatter site program.

6 Mr. Shea: So if it's going to be sold in
7 the next 12 months, why are we spending all this
8 money on it?

9 Mr. Wallace: It may or may not be sold.
10 You know, I think there was a motion made months ago
11 by Commissioner Elliott for that. And now we know
12 that there is --

13 Mr. Shea: I didn't think it was
14 Commissioner Elliott. I thought this was a holdover.
15 I thought this was discussed almost a year ago.

16 Mr. Wallace: I think it was a motion by
17 Commissioner Elliott.

18 Mr. Shea: Okay. Okay. All right.

19 Mr. Moriarty: We needed to -- we're going
20 to get the amount of money, but he hadn't determined
21 in any way what the dollar figure dedicated to it.
22 So our philosophy was to put all the eggs in one
23 basket. If something happens and we have to move
24 that money, as long as we can do it and spend it

1 before December of 2024.

2 Mr. Wallace: And the Housing Authority will
3 determine which units in the state scattered sites
4 it's proposing to sell. So they can choose not to
5 sell this property and sell off others. So that'd be
6 your decision.

7 Mr. Shea: While we're talking about
8 scattered site housing, can I just ask you,
9 Mr. Director, we have about \$7 million in the
10 scattered site housing. Is it 7 million or
11 \$8 million in scattered site housing funds and
12 enterprise?

13 Ms. Giblin: 7 million.

14 Mr. Shea: 7 million. And is it correct to
15 assume that's an interest bearing note?

16 Ms. Giblin: Yes.

17 Mr. Shea: Can you tell me what we get for
18 interest?

19 Ms. Giblin: Can I send that to you
20 tomorrow?

21 Mr. Shea: Sure. Okay. I just woke up in
22 the middle of the night thinking of this, you know.
23 But the bottom line is -- Murf's laughing. He knows
24 it's true. Because if it's -- with the way interest

1 rates are going up now, I hope that's interest
2 bearing.

3 Ms. Giblin: Absolutely.

4 Mr. Shea: It used to be one percent.
5 They're advertising four and a half or four percent.
6 Four percent on \$9 million, that's \$360,000 that
7 could go into our account. And so that's where I got
8 the thought and -- okay. I'm just going to move
9 along.

10 Jonathan, thanks once again for your
11 patience and your hard work. And on behalf of you
12 and Laura, you do a great job on behalf of the
13 Authority. And I just want to let you guys know
14 that.

15 Okay. So with that being the case, we're
16 going to take 7.1.3 and we're going to move -- a
17 motion hasn't been made yet. Commissioner Joanie
18 Bernes, seconded by Commissioner and Vice Chairperson
19 Mony Var move acceptance of 7.1.3. The clerk will
20 call the roll.

21 Mr. Wallace: Chairman Shea.

22 Mr. Shea: Yes.

23 Mr. Wallace: Vice Chair Var.

24 Mr. Var: Yes.

1 Mr. Wallace: Commissioner Bernes.

2 Ms. Bernes: Yes.

3 Mr. Wallace: Commissioner Elliott.

4 Mr. Elliott: Yes.

5 Mr. Wallace: Four yeas.

6 Mr. Shea: Thank you.

7 Next time, 7.1.4, motion to accept closeout
8 docs on City View, 54,994 to Folan Waterproofing and
9 Construction Company, South Easton, Mass. And that
10 is a job that was well done. And once again, I see
11 Laura Watts is giving us some information and the
12 committee welcomes Ms. Watts to the mic. Thank you.

13 Could you just tell us a little bit about
14 the final payment and what you found with respect to
15 this. And this group is highly recommended both by
16 Commissioner McMann here, Commissioner Matt Marr, and
17 they seem to have done a pretty good job considering
18 the degree of difficulty.

19 Ms. Watts: Yes. We were fortunate to have
20 this same company bid phase 2, that they had done
21 phase 1.

22 So phase 2 consisted of the south and east
23 facade of the building, the balcony work there. And
24 happy to say that not only did the project finish on

1 time, but we actually got money back.

2 As I said, it's kind of like seeing or
3 getting a unicorn. But we didn't use all of the
4 allotted square footage for repair. So we actually
5 have a nice credit, a little over \$5,000 coming back
6 to us.

7 Mr. Shea: So we already gave it an A plus
8 rating.

9 Ms. Watts: Yes.

10 Mr. Shea: That's what it looks like.
11 That's what it sounds like too.

12 Ms. Watts: Yes. We welcome them back to
13 work with us again in the future.

14 Mr. Shea: I know Commissioner Bernes is
15 very pleased to see the development work move along
16 smoothly.

17 Ms. Bernes: Yes.

18 Ms. Watts: It looked great on the property.

19 Mr. Shea: Well, okay. Thank you very much
20 for those remarks. And thank you for your effort.

21 With that being the case, this motion made
22 by Commissioner Rodney Elliott, seconded by
23 Commissioner Joanie Bernes to accept Item 7.1.4. And
24 the clerk will call the roll.

1 Mr. Wallace: Commissioner Marr.
2 Chairman Shea.

3 Mr. Shea: Yes.

4 Mr. Wallace: Vice Chair Var.

5 Mr. Var: Yes.

6 Mr. Wallace: Commissioner Bernes.

7 Ms. Bernes: Yes.

8 Mr. Wallace: Commissioner Elliott.

9 Mr. Elliott: Yes.

10 Mr. Wallace: Four yeas.

11 Mr. Shea: Next item is old business, Mr.
12 Director.

13 Mr. Wallace: No old business.

14 Mr. Shea: Next item is new business.

15 Motions of board members. I don't see any listed.

16 I just wanted to indicate -- well I will
17 indicate motion to adjourn.

18 Next item is Item 9 (b) executive director
19 announcement. And did you have any announcements?

20 Mr. Wallace: I do, Mr. Chairman. This
21 being my 250th meeting of the Lowell Housing
22 Authority, my last meeting, I did prepare some
23 remarks I would like to read into the record.

24 In March of 2002 I was publicly quoted as

1 saying that I might've taken my dream job as the
2 director of the Lowell Housing Authority. That was
3 true then, and it's true today. But that was the
4 sunlight of my LHA career. And tonight I'm making
5 the moonlight of my LHA career.

6 But through it all I did bring drive, spirit
7 and determination to deliver or receive a submission
8 with vigor, vision and ambition. We reached the
9 higher goals and higher objectives. Our goals were
10 achieved through innovation, through experience and
11 leadership. The agency made its ordinary progress as
12 many noteworthy achievements.

13 But I'm humble enough to acknowledge that
14 any success that I may have had was because of the
15 dedicated, exceptional employees around me.

16 So for that reason I want to thank our
17 frontline leasing and occupancy division led by Tha
18 Chhan; our top-notch maintenance staff led by our
19 top-notch property managers, collaborating with our
20 top-notch facility staff, Brian Moriarty and Brian
21 Bean; and our top-notch capital planning team led by
22 Jonathan and Laura. And of course our top-notch
23 financial team led by Sherry.

24 I want to thank the residents, certainly the

1 resident services staff, our youth activities, our
2 FSS, our health and wellness counselor who we well
3 knew, and growing our delivering right of services to
4 our residents with amazing results.

5 I do want to thank our residents, many of
6 whom over the years have been our ally and partner in
7 helping us make this a terrific agency.

8 I want to thank the Board of Commissioners
9 and all the past commissioners whom I worked with for
10 their guidance and support. And even when we had
11 strong disagreements, I always appreciated and
12 learned from the process.

13 I do want to thank our general counsel,
14 Kevin Murphy, who did two tours of duty. It was
15 always comforting knowing that I was getting good
16 professional and more importantly, good personal
17 advice from a smart attorney and friend.

18 I even want to thank the media, what little
19 there is left of it in this city. But for most of my
20 career the media was ever present, and played a
21 strong role that held me and others to a higher
22 standard. That sunlight is important and good for
23 government.

24 Finally, I have been the longest serving

1 director of the LHA, but that wasn't by luck. It was
2 because of all the teams I just mentioned. But none
3 more important than my director assistants. I had
4 two of the best CEO's in the business. First, Mary
5 Ann Maciejewski. And now, Adam Garvey. Adam has
6 been a rock through discussions, elevator issues,
7 floods, pandemics and all the while mastering the
8 day-to-day activities. He continues to learn and
9 grow and I wish him the best in his future.

10 Andrew Rocha, a young man I met through our
11 affiliation with Mass ASPA. Andrew has been
12 everything I could have asked for and more.
13 Dedicated, passionate, motivated. Andrew has a
14 bright future and I look forward to watching his
15 success.

16 I will close by saying I am proud of
17 everyone I've mentioned. Thank you for being part of
18 my team and letting me be part of yours. I won't be
19 looking backwards, but I will be looking forward to
20 watching this agency strive to be the best place to
21 live and work.

22 Thank you. Have a wonderful career.

23 Mr. Shea: Thank you very much for those
24 remarks and comments, which are part of the permanent

1 record.

2 I also want to recognize as being present
3 the interim director effective January 1st, Tha Chhan
4 is present tonight. And I want to thank him for,
5 once again, attending with respect to our director's
6 comments with respect to -- he had it right down to
7 how many meetings he went to. It's amazing, the time
8 certainly has flown by.

9 I know on behalf of the Board of
10 Commissioners, we all wish you well in your future
11 retirement. And I think that the -- I think the
12 record will indicate that the Board of Commissioners
13 all wish you very well.

14 So with that being the case, I thank you for
15 those comments and thank you for your service.
16 There's a motion next to -- oh, first of all I'll
17 accept the motion to accept your comments as part of
18 the record by Commissioner Mony Var, seconded by
19 Commissioner Rodney Elliott to accept those comments,
20 place them on record, and the clerk will call the
21 roll.

22 Mr. Wallace: Chairman Shea.

23 Mr. Shea: Yes.

24 Mr. Wallace: Vice Chairman Var.

1 Mr. Var: Yes.

2 Mr. Wallace: Commissioner Bernes.

3 Ms. Bernes: Yes.

4 Mr. Wallace: Commissioner Elliott.

5 Mr. Elliott: Yes.

6 Mr. Wallace: Four yeas.

7 Mr. Shea: Thank you.

8 Next item is motion to adjourn. And I want
9 to indicate, for the record, that the next meeting of
10 the Board of Commissioners will be held at 5:00 p.m.
11 on Wednesday, January 11th. And on behalf of the
12 Board of Commissioners of the Lowell Housing
13 Authority I want to wish everyone a Merry Christmas
14 and a Happy New Year. And with that being the case,
15 there's a motion to adjourn by Commissioner Rodney
16 Elliott, and seconded by Commissioner Joanie Bernes
17 to adjourn. And the clerk will call the roll.

18 Mr. Wallace: Chairman Shea.

19 Mr. Shea: Yes.

20 Mr. Wallace: Vice Chair Var.

21 Mr. Var: Yes.

22 Mr. Wallace: Commissioner Bernes.

23 Ms. Bernes: Yes.

24 Mr. Wallace: Commissioner Elliott.

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Mr. Elliott: Yes.

Mr. Wallace: Four yeas.

Mr. Shea: Thank you. Good night.

(Whereupon the meeting concluded.)

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